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GENERAL PLAN
FARMERSVILLE, CALIFORNIA

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Land Use Element

FEBRUARY 1976

CITY OF FARMERSVILLE

GENERAL PLAN

LAND USE ELEMENT

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City planning
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Farmersville
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February, 1976

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FARMERSVILLE GENERAL PLAN

LAND USE ELEMENT AMENDMENT

FEBRUARY 1976

INTRODUCTION

A General Plan, within the scope of the California Government Code, is a guide for growth of cities and counties within the State. The original General Plan for Farmersville was prepared as part of an Area Planning Commission plan in conjunction with the County of Tulare and six individual cities within the County. Adoption was by the Board of Supervisors and individual cities in May, 1964.

A Land Use Plan is the key element in the development of a Comprehensive Plan for Farmersville. Long term patterns and trends in land development provide the realistic base from which future land use patterns and community growth decisions can be projected.

Farmersville has developed as a low density community, with less than five dwellings per acre, similar to every other community in Tulare County. It differs, however, in the image gained by Farmersville over the years. This image is manifested in the following general view of Farmersville as:

1. A major agricultural community in Tulare County serving the needs of agri-business in providing decent homes for farm workers along with commercial and industrial facilities serving the surrounding area.
2. A City which is experiencing growth at an accelerating rate.
3. A City which has overcome difficult beginnings as an incorporated city to take its place alongside the other cities in Tulare County as an increasingly pleasant place to live.

Farmersville has traditionally been oriented towards single family housing with very few apartment units, or for that matter, rental units in the city. The availability of easy-to-develop land areas within and immediately adjacent to the city has made it possible for everyone with the economic resources to own his own home. The historical pattern of low density growth in the community has been within existing or expanding city limits. There have been virtually no significant urban developments outside the city limits within the approved Urban Area Boundaries. This trend has been accelerated recently with major development proposals for new, low cost, single family housing for residents of Farmersville and surrounding areas.

Industrial development has been slowly developing in the community except for minor agri-business serving surrounding ranches. New industrial development is receiving increased attention to assist in stablizing the economic base of the community.

Critical major issues identified in the development of this Land Use Element were low employment base with resultant low family income, poor housing, inadequate public utilities, inadequate public improvements, no identifiable central business district, and poor internal circulation patterns.

The dominant physical character of the community today is indicated in its land use patterns. Review and analysis of these patterns is the first necessary step in arriving at valid community-wide growth and development decisions.

This document consists of a new Land Use Element updating the 1964 Area General Plan. Other Elements prepared by the Tulare County Association of Governments, TCAG, have been adopted by Farmersville by reference.

Included in recent City/County elements have been a Water and Sewer Element, a Housing Element, a Seismic Safety Element, an Environmental Resources Management Element, an Urban Area Boundaries Element and a Regional Transportation Plan. Currently a Noise, Safety and Scenic Highways Element is under preparation for early review and adoption by the County and its cities. This Land Use Element Amendment, then, together with previously adopted General Plan Elements, constitutes Farmersville's short and long range community Land Use development policies based upon identified issues with supporting goals and objectives.

LAND USE GOALS AND OBJECTIVES

INTRODUCTION

Many of the General Plan Elements prepared by the Tulare County Association of Governments and adopted by reference by Farmersville have had major implications in shaping the future land use pattern of the community. In addition, responses to a land use policy questionnaire and interviews of the Council modify and pinpoint land use goals and objectives for Farmersville within the context of approved elements.

LAND USE GOALS

1. COMMUNITY QUALITY - Farmersville will strive to create an urban form compatible with the surrounding agricultural setting while providing uniform, quality public services to all residents.
2. ECONOMIC - Maximize the income of Farmersville citizens, without undue burden upon the natural environment, to provide the basis for equal economic opportunity for all citizens.
3. COMMUNITY ENVIRONMENT - Improve and enhance the environment of the community in all phases of urban life, including socio-economic, human and natural environments.
4. PHYSICAL DEVELOPMENT - New growth will be encouraged within the existing city limits or within areas to be annexed concurrently with development. Urban development will be discouraged in the unincorporated areas of the Urban Area Boundary. Major efforts to "fill in" existing vacant residential, commercial and industrial areas will be encouraged.

LAND USE OBJECTIVES

Residential

1. Provide short, medium and long range policies to alleviate the sub-standard housing in the community (80% substandard).
2. Develop strategies to encourage low and moderate imcome housing in both subsidized and conventional categories.
3. Assure adequate housing for disadvantaged elderly and handicapped.
4. Frame short, medium and long range housing solutions within the context of an overall City-County housing policy.
5. Encourage programs for new moderate income apartments within the community to provide an expanded choice for existing and future residents.
6. Protect residential areas from intruding and conflicting non-residential uses.
7. Strive for a conservation program to keep yards, alleys and vacant properties clean and attractive.

Commercial

1. Fill in existing commercial areas with new, stable business enterprises.
2. Permit new or expanded commercial areas only in planned developments with adequate off-street parking, circulation, lighting, landscaping, and service areas.
3. Encourage upgrading and functional segregation of existing commercial areas, especially along Visalia Road and Farmersville Boulevard.
4. Discourage commercial development adjacent to school sites to reduce congestion and improve safety to school children.

5. Make the central commercial area more attractive to local residents to encourage increased shopping in Farmersville.

INDUSTRIAL OBJECTIVES

1. Strive towards elimination of conflicting industrial uses in residential and commercial areas.
2. Encourage the development of one or more light industrial areas within the community to provide local job opportunities.
3. Develop industrial areas with all urban services including water, sewer, curbs, gutters, permanently paved streets, parking, and similar contemporary standards of modern industrial development.

PUBLIC FACILITIES OBJECTIVES

1. Initiate detailed studies leading to specific recommendations for a Civic Center, library, new fire station and community center.
2. Encourage establishment of fully adequate County library within the community.
3. Upgrade the water system to provide service to all residents at acceptable pressures with excellent quantity and quality.
4. Expand existing recreational facilities through provision of combination school sites/parksites in developing areas of the community.

EXISTING GENERAL PLAN SUMMARY AND ANALYSIS

The original General Plan prepared for Farmersville in 1964 culminated in a series of broad directives towards the development of a fully adequate community. Many of those original proposals have been initiated over the past 12 years such as: residential development adjacent to school sites, limited growth north of the railroad, selection of western portion of the city for a new school site location, development of a stronger central business area, and light industrial development along the railroad.

In other developments it has been difficult for the community to follow the previous plan and as a result significant deviations have occurred or objectives have not been achieved; for instance: Major new residential areas are under development west of Shasta Avenue, when none were called for in the Plan. Medium to high density residential development has not occurred, a major recreation area (ball park) located north of the railroad rather than the vicinity of Shasta Avenue; Deep Creek has not been put to recreational use and residential rather than industrial uses have been initiated along West Front Street. None of the original plan proposals for public facilities have been effecuated, the City Hall has remained on Front Street, a new library was not forthcoming from the County and the police station was relocated to the City yard on South Farmersville Boulevard. Most of the above changes were economic in nature, occuring during a "belt tightening" period in an effort to increase efficiency without major capital expenditures by the community.

While many of the original goals in the 1964 plan have exhibited progress towards achievement, a significant shift in development emphasis has occured in the community, primarily through the infusion of federal funding programs in residential construction. This Land Use Plan Amendment takes cognizance of those changes and incorporates these policy implementing programs into the short range Land Use Plan.

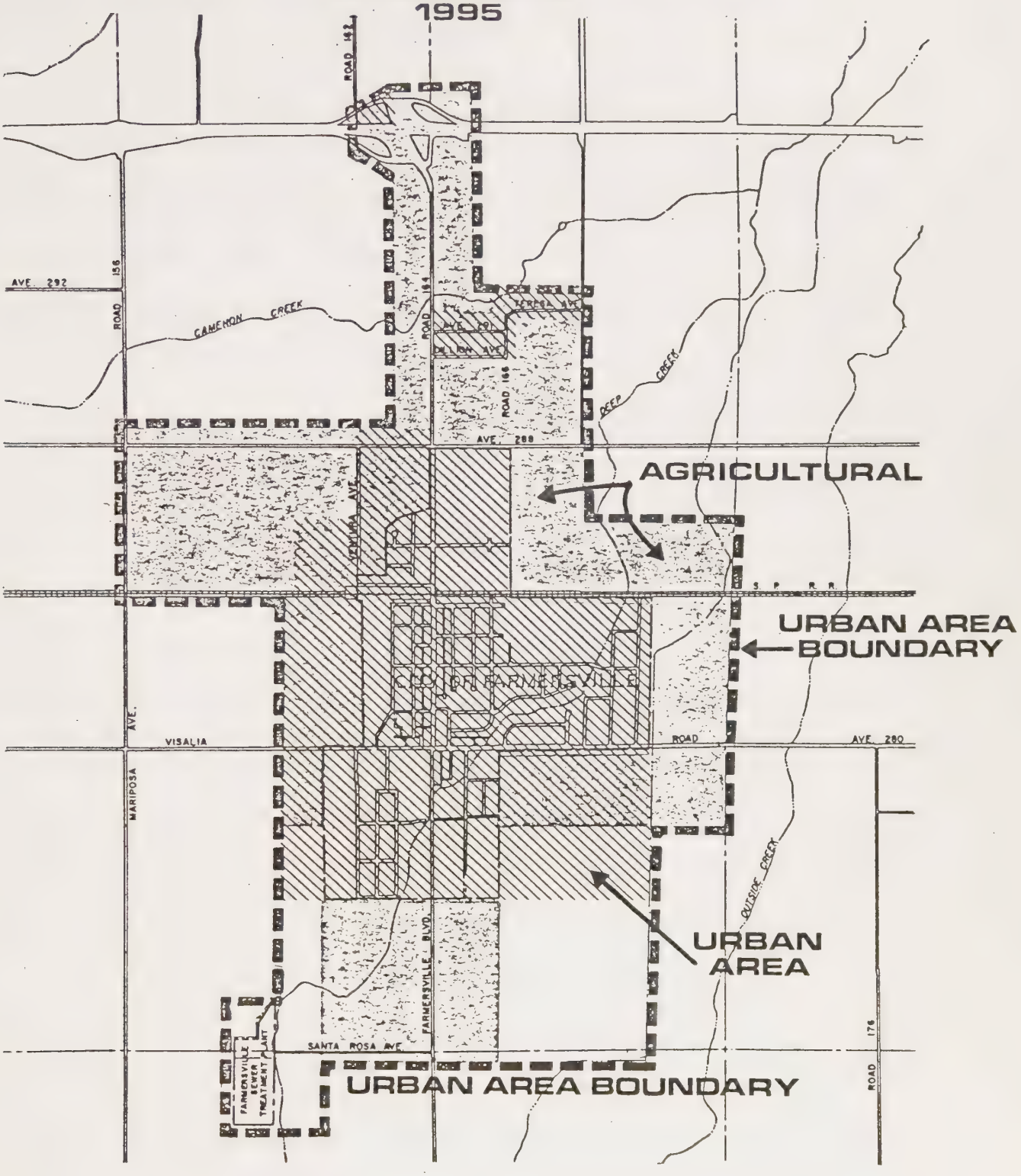
PLANNING AREA

Each Local Agency Formation Commission (LAFCO) in the State has been charged with determining the "Sphere of Influence" of each community and and special district, within its jurisdiction, relating to the probable ultimate growth pattern for each Agency. Following the lead of LAFCO, the County initiated studies which led to the development of comprehensive growth policies and the establishment of "Urban Area Boundaries", identical to LAFCO's adopted "Sphere of Influence". In January 1973 the Board of Supervisors, after review by the Farmersville City Council, adopted the Urban Area Boundary for Farmersville containing 2,190 acres. (See Plate 1).

The adopted Farmersville Urban Area Boundary is also the planning area for this Land Use Plan, incorporating therein both incorporated and unincorporated areas. It is within this planning area that cooperative policies between the City of Farmersville and the County of Tulare will be promulgated to obtain mutually beneficial land use development.

Primary emphasis is placed upon short, medium and long range proposals south of Avenue 288, the area programmed to attract a majority of the population through 1995.

CITY OF FARMERSVILLE
PROPOSED LAND USE PLAN
URBAN AREA
1995



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SCALE IN MILES

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PLATE 1

SOURCE: TULARE COUNTY PLANNING DEPARTMENT

POPULATION

Forecasting future population for small communities can often be misleading as major shifts in housing programs, introduction of a single major employer or other similar changes, which would have no pronounced effect on larger communities, can have an immediate and lasting effect on cities the size of Farmersville. Nevertheless, population projections are basic to the planning process. The Land Use Plan and its principal proposals must reflect projected growth while the economic vitality and community development patterns are constantly monitored to provide new data for adjustment or amendment of the Plan.

Growth of Farmersville is interwoven, and reflects, the growth of Tulare County and the cities of Visalia and Exeter, both of whom impact socially and economically upon Farmersville. Recent growth policies adopted by the County impact most directly on Farmersville. Most of these policies have been based upon a growth projection for the County, its urban areas and each City as reflected in the various County-wide planning elements such as the Water and Liquid Waste Element, Regional Transportation Plan, Housing Element and others. As various General Plan Elements have been developed specialized population estimates have been included for both cities and their unincorporated urban areas. These estimates have been generally supported by special census conducted in each of the cities. In November 1975 a special census was conducted in Farmersville. A total population of 4,005 was recorded, a 15.6% increase since 1970.

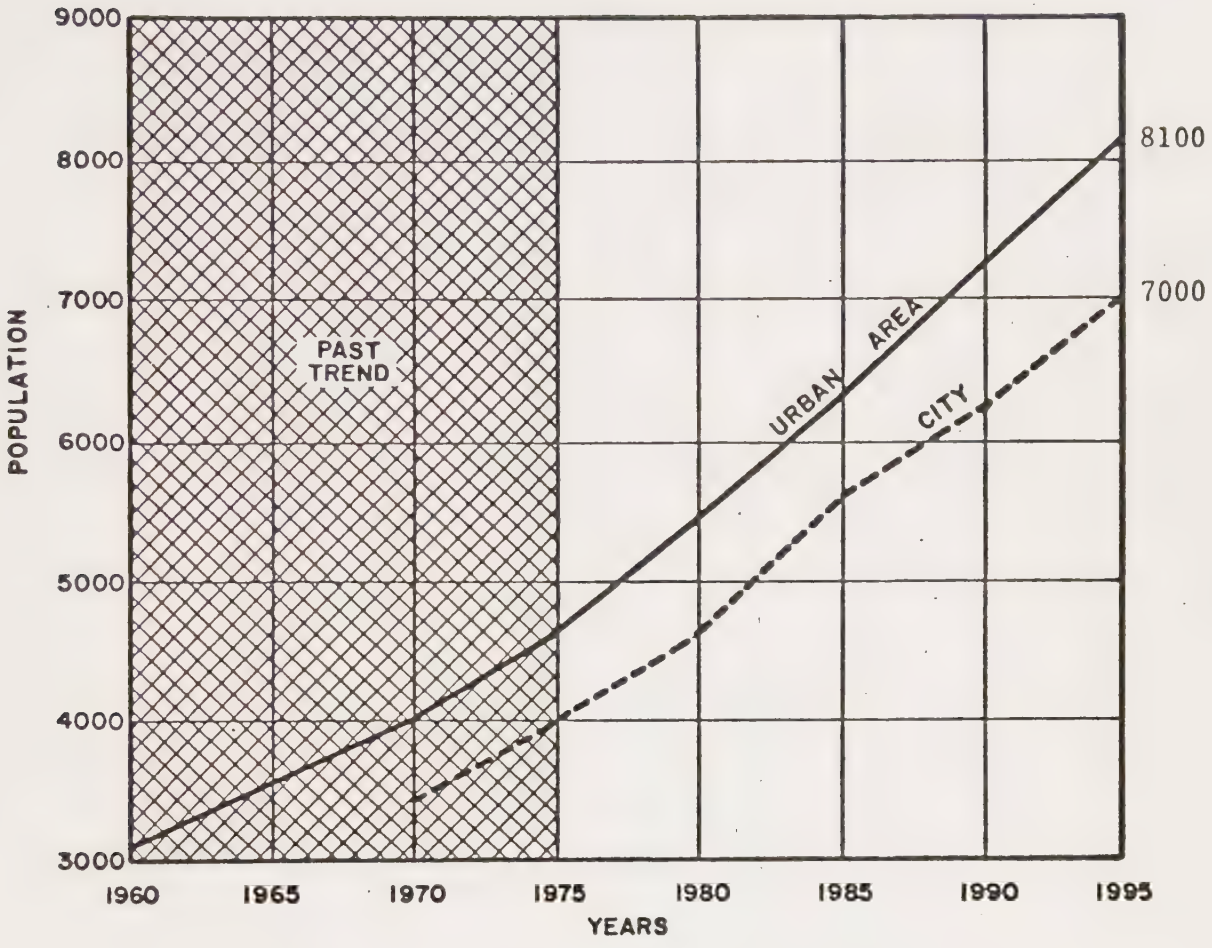
Although various projections of the city's future population have been made by others, those by the Department of Finance probably are the nearest to being accurate for long term trends, since they relate the growth of all parts of California to the State as a whole and the statewide growth, in turn, is related to national trends prepared by the Bureau of the Census. These projections tend to relate national long-range trends, such as declining birthrate, to the local communities. Short term trends, however, may appear to be totally unrelated to County, State and national growth directions due to a sudden housing influx, which may be the result of a national housing policy; however, past experience shows these sudden and erratic growth changes will be absorbed in the long range trends as housing policies change. Farmersville is now experiencing sudden growth as a result of a significant Farmers Home Administration housing program; however, this short term growth is expected to be absorbed into the long range population trends projected for Farmersville.

The population within the City of Farmersville was 3,456 in 1970 and is currently determined to be 4,005 based upon the 1975 census.

Population projections for Farmersville city and urban area to 1995 are shown on Plate 2.

The population projections shown on Plate 2 compare reasonably with other projections, expecially the Urban Boundaries Element which projects a 1990 urban area population of 7,300, as opposed to a projection of 8,100 for the same area by 1995. The higher figure in this Plan reflects the recent surge in subsidized housing which is expected to level off during the period of this Plan.

CITY OF FARMERSVILLE
LAND USE PLAN



FARMERSVILLE POPULATION FORECAST

	CITY	URBAN AREA
1975	4,005 (Special Census)	4,600
1980	4,600	5,400
1985	5,600	6,300
1990	6,200	7,200
1995	7,000	8,100

To determine the optimum population within the Planning Area, a population holding capacity analysis was conducted in conjunction with the land use analysis.

CHARACTERISTICS OF THE POPULATION

Census data provides the most accurate view of the population. In 1970, the population of Farmersville reflected the following selected characteristics:

	No.	%
Population	3,456	100
Spanish-American:	1,315	38
White	2,141	62
Annual Income		
0 - $5,000	600	59
$5,000-$10,000	261	25
$10,000+	163	16
Unemployed	113	9.9
Elderly	322	9
Average family size:	3.5	

The Land Use Plan reflects, to the extent possible, the social and economic characteristics of the population as indicated in the 1970 and 1975 census and as revealed in other studies of the community.

LAND USE

EXISTING LAND USE

Existing land use in the City of Farmersville and within the Planning Area is shown on Table 1 and Table 2 following. As indicated, Farmersville is primarily a residential community with 89% of the residents living in single-family homes. Retail commercial uses are generally limited to service related or neighborhood type commercial uses extending along Visalia Road and Farmersville Boulevard. As a result of the historical strip development along the major arteries, no clear-cut central business district has emerged, even though 20 acres of commercial uses exist in the community. Industry, comprising only 17 acres, is generally limited to agriculturally related uses with Hellwig Spring Co., located at Highway 198 and Farmersville Boulevard, the only major industry serving markets beyond Tulare County. Primary shopping, cultural and employment facilities are located in Visalia, six miles west and Exeter, three miles east of Farmersville. A large percentage of land (31%) is currently vacant and occurs in large blocks west of town, where major development activity is occurring, and northeast of the Hester Elementary School. Other significant vacant areas occur north of the railroad, east of Farmersville Boulevard and south of Visalia Road along the west boundary of the City. Remaining vacant land is scattered throughout the City.

TABLE 1

CITY OF FARMERSVILLE
LAND USE INSIDE CITY (NET ACREAGE)
October 1975

	Area	% of Total Area
Residential		
Single Family	194.62	31.65
2-3 Family	17.65	2.87
Multiple Family	6.93	1.13
Subtotal	219.20	35.65
Commercial		
General Commercial	9.56	1.55
Personal Services	4.87	.79
Commercial Services	4.69	.76
Subtotal	19.12	3.10
Industrial		
Light	16.39	2.66
Heavy	.91	.15
Subtotal	17.30	2.81
Public		
Street and Rail R/W	144.08	23.46
Other Public Uses	24.17	3.93
Subtotal	168.25	27.39
Vacant, Agricultural, or open	190.87	31.05
Total	614.74 (Acres)	100.00 (%)

TABLE 2

DISTRIBUTION OF LAND USES ACCORDING TO INCORPORATED AND UNINCORPORATED AREAS

(acres)

Land Use	Urban Area	Incorp. Area	Unincorp. Area	% Total
Residential				
Single Family	213	195	18	10
Multiple Family	123	25	98	6
Commercial				
General Commercial	15	14	1	1
Commercial Service	5	5	--	--
Industrial				
Light	24	16	8	1
Heavy	15	1	14	1
Public				
Street and Rail R/W	231	144	87	10
Other	31	25	6	2
Vacant, Agricultural, or Open	1534	190	1344	69
Total	2190	614	1576	100%

Note: All acreages rounded to nearest acre

LAND USE REQUIREMENTS

A Community Planning Study should include the following steps:

1. Establish the type and character of the future community (goals and objectives).
2. Determine the physical area within which the community can be efficiently developed and maintained (Urban Area Boundary).
3. Establish optimum population capacities over the projected planning period.
4. Calculate, based on population characteristics, the amount of land needed to house and service the population.
5. Distribute land uses, (residential, commercial, industrial, public), in the most suitable arrangement to provide optimum living conditions within the economic framework of the community.

A valid planning study must relate to the surrounding area with which the community reacts. Local policy in Tulare County established Urban Area Boundaries for each city within which urban uses would be encouraged. Areas outside the adopted Urban Boundaries are reserved for agricultural and agri-business uses.

To determine the optimum population within the planning area, a population holding capacity analysis was completed in the following manner:

1. A preliminary sketch plan was completed for short, medium and long range population, and land use projections were based upon present development trends in the community. This sketch plan was developed in accord with current community attitudes for future growth and development, and following standard planning principles of problem identification and analysis, formulation of goals, establishment of priorities, development of alternatives, selection of plans, identification of programs to resolve the issues and

institution of a monitoring system to maintain a current overview of changing conditions requiring plan and program adjustment.

Subsequently the preliminary plan was measured against projected population expectations and typical land use standards in similar communities.

2. Based upon this preliminary study, an ultimate population for the planning area was determined. Thereafter, a density was assigned to various residential segments within the preliminary plan, determining the most suitable locations in accord with the goals and objectives of the community.

Once population forecasts are completed, they can be related to the need for various types of land uses, including residential, commercial and industrial, based upon past land use to population ratios. Projecting past trends in Farmersville, with adjustments made for current shifts in development, produces the following land use projections:

Farmersville Acreage Requirements
(5 year increments)

Year	Residential	Commercial	Industrial	Public/Other	Total
(1975 Ratio)	5.79 ac/ 100 pop.	.005 ac/ 100 pop.	.0045 ac/ 100 pop.	9.68 ac/ 100 pop.	
1975 (exist)	219	19	17	359	614
1980	48	4	3	86	141
1985	105	9	8	183	305
1990	140	12	11	241	404
1995	186	16	14	318	534

Method: Residential projection
1975= 5.79 Ac./100 pop.
1995= 5.79 x 70 (7,000 pop.) = 405 ac. - 219 (Exist 1975 ac.) = 186 ac. needed

In summary, the additional acreage in various land uses to accommodate the short, medium and long-range forcasted population is:

1980 - 141 acres

1985 - 305 acres

1990 - 404 acres

1995 - 534 acres

This acreage has been allocated to areas within the City and surrounding urban area based upon current trends, ability to serve with existing and projected sewer and water systems, availability of land, political feasibility, ease of access and projected circulation patterns.

PROPOSED LAND USES

The Land Use Element is based upon the principle of strengthening the existing commercial areas and public facilities, while providing for the orderly physical development of the community. This Element specifies the location of general categories of uses and provides certain standards within which development should occur.

The Land Use Element confines urban uses to compact locations within the Urban Area Boundary while providing sufficient room for growth and development within the planning area. Through encouragement of compact growth a second major objective of the Plan will be accomplished; the preservation of prime agricultural land from premature encroachment by urban uses. This policy supports the Williamson Act and other pending legislation (AB15) while providing sufficient room for the normal growth of the community within the Urban Area Boundary. This boundary, previously reviewed, establishes the areas of ultimate urban growth and exclusive agricultural uses.

COMMERCIAL

Retail commercial

The existing downtown area, historically located along Visalia Road and Farmersville Boulevard, will remain as the central commercial area. In addition, expansion of the central area is provided along the north side of Visalia Road west of Shasta Avenue to permit modern commercial development unrestricted by previous land parcelization such as that which occurs in the older sections of the commercial area. It is anticipated that a "filling in" of existing commercial property downtown will occur as the community grows. Areas on Farmersville Boulevard south of Visalia Road, across from the elementary school, are suitable for development of professional offices.

It is not anticipated that a mall shopping development would be developed on either Farmersville Boulevard or Visalia Road due to the current and projected traffic flows along these arteries. Removal and replacement of blighted commercial buildings in the central commercial area will serve to substantially improve the community and enhance the existing good businesses which are located in the same area.

A second area of commercial development, serving the growing area to the north, is located at Avenue 288 and Farmersville Boulevard. This area lends itself to integrating the existing commercial uses into a contemporary commercial development with adequate off-street parking and controlled access.

A more specific plan for the downtown area should be prepared in the near future, incorporating adequate off-street parking standards with controlled access to major streets.

Future development of the downtown area should occur in the vacant areas and as a replacement of non-conforming uses. Revitalization and facelifting of the commercial areas by providing more pleasant and convenient services will tend to improve the retail trade in the area.

Heavy Commercial

Heavy commercial areas shown on the plan coincide with industrial areas and primarily represent agricultural-related uses rather than heavy industrial uses. As agricultural mechanization continues the areas of equipment storage and agricultural commercial uses will need to be expanded. Adequate locations for expansion of these uses are indicated on the plan north of the Southern Pacific Railroad and along the west side of the community.

Industry

Agriculture will continue to be the primary industry in the Planning Area. Prime agricultural land should continue to be preserved and enhanced outside the Urban Area. In support of this basic industry, land which is close to transportation and agricultural areas should be reserved for industrial uses related to the processing, packing and shipping of agricultural products. In addition to agricultural products processing, light industries, such as electronics plants, which do not adversely affect agriculture and which require labor with physical dexterity, should be encouraged in order to diversify the economy of the community. Excessive dependence upon one industry could lead to serious economic fluctuations. Strict controls, through zoning and other ordinances, should be maintained over all industries locating in the Planning Area to protect the city from any industrial pollution which might cause degradation of the environment.

Industrial areas shown on the Plan are basic expansions of existing industrial and heavy commercial uses. These areas are expected to be sufficient for short, medium and long range requirements for industrial development.

PUBLIC FACILITIES

Public Buildings

The Farmersville City Hall is located on the fringe of the downtown area at the north end of the central business district. The Police Department has recently been separated from the City Hall and is located at the south end of Farmersville in a separate facility.

Although it would be more convenient to the general public if a civic center complex were to be established in the community, recent remodeling of the City Hall and Council Chambers will permit the existing facility to serve the short and medium range needs of the city through 1985. Thereafter, if community growth warrants, a civic center plan should be prepared to provide for a more convenient and economical grouping of public buildings in an area served by adequate off-street parking and good access. In the meanwhile, modest improvement to existing buildings should be continued to provide the greatest level of service to the public in the most economical way.

Schools

Farmersville residents are served by two school districts: Farmersville Elementary School District and Exeter Union High School District.

Farmersville Elementary School District operates two schools: George L. Snowden School and J. E. Hester School. A third elementary school is being planned in the northwest area of the city.

Hester School offers instruction from kindergarten through the fourth grade. The current enrollment at Hester School is 500 students. Snowden School continues instruction from the fifth through eighth grades and has an enrollment of 459 students. In addition, the Tulare County Schools Department operates an Educationally Handicapped Program in Farmersville.

Assuming the population for the planning area continues as projected in this Element, by 1995 the total enrollment could be as high as 1,600. The two schools are presently at or near their holding capacity and additional classroom space will be required to meet the needs. At least one new school will be required by 1985 and, depending upon the then existing growth rates,

a second school may be required by 1995. The Land Use Element indicates the initial new school site located west of Farmersville Boulevard between Visalia Road and the Southern Pacific Railroad as serving the growing northwest quadrant of the community.

A second school site is shown south of Visalia Road in the southeast quadrant of the city. Development of school sites in each of the quadrants of the city will provide a neighborhood focus while increasing student safety in that no elementary school child would be required to cross a major street.

Standards for elementary school planning are: 30 students per class and two or three classes per grade. An optimum facility would accommodate 500 students on a ten acre parcel. Elementary schools larger than the optimum tend to become administratively cumbersome.

Parks

Normally three types of parks and recreation areas are found in communities, neighborhood parks, community parks and regional parks. Neighborhood parks provide facilities for both active and passive recreation for families living in individual neighborhoods or sub-areas of the city. These parks usually contain two and a half to five acres of land and serve from 1,500 to 6,000 people. They are often located in conjunction with school sites, maximizing the usage of both areas. These parks normally contain playground equipment, active play areas and passive areas. Community parks are found in larger urban areas, serving several neighborhoods or the community as a whole. Improvement and expansion of the Little League ballpark with other park facilities for general use would be considered a community park. Community parks normally contain ten acres or more. There are no regional parks in Farmersville. The community is served by regional parks in Visalia and

Tulare which provide a wide range of specialized services including golf, rodeo grounds, horseback riding and similar large-area uses.

At the present time one developed neighborhood park is located in Farmersville, and one two-acre undeveloped ball park (Jennings Park) is used for sand-lot baseball. In addition, the Little League Association operates a four-acre ball park in the community on city-owned land. Roy's Park, consisting of 4.8 acres, is located at the south end of town and includes picnicking, play equipment and other recreational facilities. This park serves as a neighborhood facility for the residents south of Visalia Road. The Land Use Plan proposes the development of two new parks approximately two and one-half acres in size adjacent to the new school sites in the northwest and southeast quadrants. An additional neighborhood park is proposed across from the Hester School for future acquisition and development. Upon realization of the Plan, each of the four quadrants of the city will be served by a school and parksite. These new parks should be developed with facilities that would serve users of all ages. In addition, Jennings Park should be developed to maintain city ownership of the facility.

RESIDENTIAL

Residential areas are those areas in the community designed primarily to contain housing. Other uses such as schools, churches, parks and special public buildings are appropriately locaated within the residential neighborhoods as service facilities to those neighborhoods.

Specification of housing type, such as "single family" or "apartment" is avoided in this Land Use Element and housing densities are substituted, with the overall community proposed for development at single family densities. The intent is to balance the types of residential uses in each neighborhood, allowing

flexibility within the community. The prime factor is the number of dwellings per acre (density), resulting in the total projected population for the community. Specific neighborhood residential plans for each area, supported by the required zoning, should be prepared for each neighborhood. Overall residential density for the community is proposed at one dwelling for each 6,000 square feet of developed residential area.

Residential reserve areas are shown on the Land Use Plan as agricultural uses within the Urban Improvement Boundary.

Based upon the population projections made earlier in this report, Farmersville would reach the holding capacity shown in the plan between 1995 and the year 2000. It is assumed that prior to that time the General Plan will be monitored and updated, reflecting the then current development trends.

PLAN REVIEW

This Land Use Element of the General Plan, as with all general plan elements, is a general guide and outline for future development in the City of Farmersville. This Element, with all other locally adopted Elements, must be periodically reviewed and updated to reflect new community objectives as the City continues to grow. This Element should be professionally reviewed every five years or sooner if a significant development shift occurs. An in-depth General Plan review should be undertaken every ten years or sooner as conditions warrant. A review of this Element in 1981 could draw upon information developed in the 1980 U.S. Census and form a base for subsequent ten-year General Plan reviews.

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